



Office of the Mayor

NEWS RELEASE

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Builder plans new single-family homes near downtown

Contact: Mikki Dobski, Director of Communications & Special Projects, 235-5855 or 876-1564

At a time when the rate of new home construction nationwide is plunging, falling by nearly one-fifth in the Midwest alone, a South Bend developer plans to build six new homes on vacant property in an established neighborhood near downtown.

The South Bend Common Council unanimously approved a request Monday for residential property-tax abatements to assist in the construction of six single-family homes in an urban infill development near Notre Dame Avenue and Wayne Street.

Kendall-Weiss LLP, 828 E. Jefferson Blvd., will spend \$1.17 million to build the six 1,800-square-foot homes. Each will consist of three bedrooms, a basement and an attached two-car garage. Anticipated per-home cost is \$195,000.

“This infill residential development is vital to the city and represents a key objective of City Plan. These houses, located between Howard Park, our first city park, and Sunnymede, one of our most popular urban neighborhoods will draw more residents to the city,” said Mayor Stephen J. Luecke. “The City of South Bend is excited to be involved in this partnership with Kendall-Weiss Homes – a sign of other housing efforts to come.”

The requested five-year tax abatement totals \$61,572 or \$10,262 per home. Kendall-Weiss still will pay taxes of \$8,616 per home or \$51,697 in total over the five-year period. The city also will replace water service taps and share in the cost of sewer lateral repairs or replacements.

“This abatement is being sought in order to develop underutilized and/or vacant properties within the city,” said Brian Miller, vice president of operations for Kendall-Weiss LLP. “The abatement will aid in attracting residents to this area, which in turn will increase the city’s population and tax base. Also, such infill development has the

potential to spark additional neighborhood revitalization efforts.”

The builder expects work to begin this fall with completion anticipated by spring 2009. The properties are located at 219, 222, 224, 228 and 231 S. Notre Dame Ave. and 827 E. Wayne St.